

WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County Board Room
1837 S. Main St. Eureka, IL
6:00 P. M. Tuesday, April 25, 2023

- Call to Order:

Ms. Gauger called the meeting to order at 6:00 pm

- Roll Call: Teresa Gauger, John Obery, Terry Pille, and Marty Clinch were present.

Ms. Gauger declared a quorum present.

Others present: Lisa Jording

- Approval of minutes.

March 28, 2023

Motion to approve minutes with correction made by Clinch, seconded by Obery. *Motion Carried, Pille abstained.*

- Swearing in/ Affirmation – Completed for each petition.

- Presentation of Petitions

#2023-12-V Worth Township - filed March 9, 2023, by Mary Neubecker for a Variance in fence height to allow an 8 ft privacy fence on the rear property line, and increase of 2 ft. in the Residential Single Family District on .52 acres described as Lot 10 Oak Point Subdivision, Section 9, T27N – R3W of the 3rd P.M. Woodford County, Illinois, and more commonly described as 489 Oak Point Rd, Metamora, Illinois.

Ms. Mary Neubecker was sworn in.

Ms. Neubecker explained that she is in need of replacing the current fence on the property which is 8 ft. tall along the rear property line. The fence has deteriorated to the point it is not able to be repaired, full replacement will be necessary. This would be a wood privacy fence of good quality intended to last years. Ms. Gauger specified that the finished side must face out on all sides of the fence.

Ms. Neubecker was asked if the neighbors had any concerns. She noted that they are currently concerned about the fence falling down on to their driveway, this will be an improvement.

The testimony portion of the hearing was closed.

Findings by the Zoning Board of Appeals for Petition 2023-12-V:

- A. Non-conforming uses in the same district and permitted uses in other districts shall not be considered grounds for issuance of a Variance.** This is a replacement for an existing 8 ft. fence.
- B. The granting of the Variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands or structures in the same district.** Direct replacement, no concerns from the neighbors.
- C. The ZBA has found that the reasons set forth in the application justify the granting of the Variance.** The fence is currently in bad disrepair and needs to be replaced and will keep the neighbors happy and prevent the fence from falling onto their property.
- D. The ZBA finds that the granting of the Variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.** No blind spots will be created, this has been the existing fence height.
- E. The Variance requested is the least amount of Variance required to allow the proposed structure on the existing lot, without regard to aesthetics or personal inconvenience to the property owner.** Replacement fence of the same height finished side must face out per the ordinance.

Motion to approve petition #2023-12-V for Mary Neubecker for a Variance in fence height to allow an 8 ft privacy fence on the rear property line, an increase of 2 ft. in the Residential Single-Family District made by Obery, seconded by Clinch.

Roll call vote: John Obery – *Yes*, Teresa Gauger – *Yes*, Marty Clinch – *Yes*, Terry Pille – *Yes*. *Motion Carried.*

#2023-13-Z Spring Bay Township - filed February 27, 2023, by Versa Press Inc. for a Map Amendment from Agriculture District (AG) to Heavy Industrial District (I-2) on 20.13 acres, Part of the S ½ NE ¼ Section 14 T27N-R4W of the 3rd P.M. Woodford County, Illinois, and more commonly described as the vacant farm ground surrounding Versa Press, Inc. 1465 Spring Bay Rd. East Peoria, Illinois.

Mr. Steve Kennel was Affirmed.

Mr. Kennel explained that they applied previously and the concern over whether they would be allowed to farm the ground if it was re-zoned to I-2. As a result of those concerns, they only re-zoned 5 acres in 2022. Now that the County has updated the ordinance to reflect that I-2 ground may be farmed they would like to re-zone the remainder of the ground to allow for the planned expansion in the best location for drainage.

The new addition is expected to be 50,000 sq.ft. and add 15-30 new employees.

Mr. Kennel explained that they had an engineer evaluate the best building location based on drainage and they will need to move the addition west to better meet their needs, this would be placed in the area they are asking to rezone. There is no near-term plan to start the addition, but he expects it would likely start in the next 2-3 years depending on the economy. Mr. Clinch asked about utilities and access.

Mr. Kennel stated that they have adequate utilities, an appropriately sized septic system, and a stormwater retention pond that could be enlarged if needed. The access is by State Route 26.

Ms. Jording noted that a commercial stormwater review would be required and if additional retention is necessary, they would be required to add it.

The testimony portion of the hearing was closed.

Findings by the Zoning Board of Appeals for Petition 2023-13-Z:

- A. Whether the proposed zoning district classification is consistent with the Woodford County Comprehensive Land Use Plan;** Compatible with the comprehensive plan, adjacent land is already zoned I-2.
- B. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;** The request is to go from AG to I-2 to allow expansion, in order to build the addition, they would need this land re-zoned.
- C. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on the other properties in the immediate vicinity;** This is on a state road where they want to develop. The expansion will allow them to employ more people.
- D. Whether adequate infrastructure exists or can be provided to serve the uses that would be permitted on the property if it were rezoned;** With adding 15-30 new employees over three shifts there will be minimal impact to traffic levels. The current traffic load is 4,500 a day so adding up to 30 cars will not have a major impact. The current retention pond can be expanded if needed.
- E. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular traffic in the vicinity;** 15-30 new employees could be added on a road with a traffic count of 4,500 which will have a minimal traffic impact.
- F. Whether a reasonably viable economic use of the subject property will be denied if the proposed rezoning is not approved;** The re-zoning will allow the expansion to occur.

G. Information submitted at the public hearing. No government entities had input.

Motion to approve petition 2023-13-Z for a Map Amendment for Versa Press, Inc. for a Map Amendment from Agriculture District (AG) to Heavy Industrial District (I-2) on 20.13 acres, commonly described as the vacant farm ground surrounding Versa Press, Inc. 1465 Spring Bay Rd. East Peoria, Illinois. made by Obery, seconded by Clinch.

Roll call vote: Teresa Gauger -*Yes*, Marty Clinch – *Yes*, Terry Pille– *Yes*, John Obery – *Yes*. *Motion Carried.*

- Other Business to Come Before the Board:
 - Update on previous month’s petition/s: all petitions approved.
 - Update on next month petition/s: None
- Review of Executive session minutes
 - January 24, 2017 Release or Keep Confidential
 - September 23, 2014 Release or Keep Confidential

Motion to Keep Confidential the Jan 24, 2017 and Sept 23, 2014 made by Pille, seconded by Obery. *Motion Carried.*

- Public Input – None
- Adjournment

Ms. Clinch made the motion to adjourn at 6:39 p.m., 2nd by Mr. Obery. *Motion Carried.*

Lisa Jording, Secretary

Teresa Gauger, Chairman

Date